

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 6/86 Kavanagh Street, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$525,000 & \$575,000

### Median sale price

Median price \$597,694 Property Type Unit Suburb Southbank

Period - From 01/07/2023 to 30/06/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	154/173 City Rd SOUTHBANK 3006	\$554,888	08/10/2024
2	1113/180 City Rd SOUTHBANK 3006	\$563,888	30/06/2024
3	281/88 Kavanagh St SOUTHBANK 3006	\$550,000	28/06/2024

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 09/10/2024 10:24



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**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$525,000 - \$575,000  
**Median Unit Price**  
Year ending June 2024: \$597,694

## Comparable Properties



154/173 City Rd SOUTHBANK 3006 (REI)

**Agent Comments**

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**Price:** \$554,888  
**Method:** Private Sale  
**Date:** 08/10/2024  
**Property Type:** Apartment



1113/180 City Rd SOUTHBANK 3006 (REI/VG)

**Agent Comments**

 2  1  1

**Price:** \$563,888  
**Method:** Private Sale  
**Date:** 30/06/2024  
**Property Type:** Apartment



281/88 Kavanagh St SOUTHBANK 3006 (REI/VG)

**Agent Comments**

 2  1  1

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 28/06/2024  
**Property Type:** Apartment

**Account - Woodards** | P: 03 9866 4411 | F: 03 9866 4504